

City of Clarksdale

R04-17-A-047

Bill Luckett
Mayor

Telephone (662) 621-8164

City Hall
121 Sunflower Avenue
Post Office Box 940
Clarksdale, Mississippi 38614
Facsimile (662) 621-8130

December 5, 2016

Curtis D. Boschert
City Attorney
Telephone (662) 621-8137

Cathy Clark
City Clerk
Telephone (662) 621-8136

Ms. Barbara Alfano
US Environmental Protection Agency Region 4
Atlanta Federal Center
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960

RE: FY 2017 EPA Brownfields Assessment Grant Application

Dear Ms. Alfano:

On behalf of the City of Clarksdale, Mississippi, enclosed is a proposal for United States Environmental Protection Agency funding for brownfields assessment activities.

When people think of Clarksdale, Mississippi, they immediately are reminded of the supernatural deal that was struck at "The Crossroads." The mysterious and poorly documented life and death of Robert Johnson have given rise to much legend, including the myth that he sold his soul to the devil in exchange for fame and fortune. Located at the corner of Highway 61 and Highway 49 near the center of Clarksdale, Mississippi, "The Crossroads," once a place of desperation for one man, has become "ground zero" for redemption and hope for this brownfield community.

Saddled with the stigma associated with having a slow-to-act PRP-lead Superfund Site (Red Panther) sandwiched between two disenfranchised neighborhoods and with nearly 38% of the population living in poverty (compared to the national value of only 16%)¹, Clarksdale has developed a two-pronged approach to revitalization. Through (1) capitalizing on tourism, and (2) removing blight and stigma associated with brownfields, particularly those in close proximity to (but not associated with) the Red Panther Superfund site, the City has a vision and a plan. This EPA Brownfield Assessment Grant is a critical component to that vision and plan.

a. **Applicant Identification:** City of Clarksdale, Mississippi
Post Office Box 940
Clarksdale, Mississippi 38614

b. Funding Request:

- i. **Grant Type:** Assessment
- ii. **Assessment Grant Type:** Community-wide
- iii. **Federal Funds Requested:** \$300,000
- iv. **Contamination:** Hazardous Substances (\$150,000) and Petroleum (\$150,000)

Commissioner
Ward 1
Bo Plunk

Commissioner
Ward 2
Ken Murphy

Commissioner
Ward 3
Buster Moton

Commissioner
Ward 4
Edward Seals

- c. **Location:** The assessment grant proposal targets the City of Clarksdale, Mississippi.
- d. **Property Information for Site Specific Proposal:** The City of Clarksdale is applying for a Community-Wide Assessment Grant; therefore, this section is **not applicable**.
- e. **Contacts:**
- i. **Project Director:** Mac Crank, Community Development Director, will serve as the Project Director for this proposal. Mr. Crank's contact information is as follows: phone (662) 621-8101, fax (662) 621-8130, development@cityofclarksdale.org, P.O. Box 940, Clarksdale, MS 38614
 - ii. **Chief Executive/Highest Ranking Official:** Mayor Bill Luckett and his contact information is as follows: phone (662) 621-8164, fax (662) 621-8130, mayor@cityofclarksdale.org, P.O. Box 940, Clarksdale, MS 38614
- f. **Population:**¹

- i. City of Clarksdale General Population: 17,497
- ii. Target Area Populations:
 - Downtown Area (Census Tract 9505): 5,246
 - 18th Street Neighborhood Area (Census Tract 9506): 1,337
 - Brickyard Area (Census Tract 9507): 5,092
- iii. The City of Clarksdale is within Coahoma County which is experiencing "persistent poverty" where **37.5%** (compared to 20% for this criterion) of our population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.

g. **Regional Priorities Form/Other Factors Checklist:** Attached

h. **Letter from the State or Tribal Environmental Authority:** Attached

Please do not hesitate to contact me at (662) 621-8164 or mayor@cityofclarksdale.org if you have any questions or require any additional information. Thank you for your favorable consideration of this proposal.

Sincerely,



Bill Luckett, Mayor
City of Clarksdale, Mississippi

¹ US Census Bureau, [American Community Survey](#). 2010-14

Narrative Proposal

1. **COMMUNITY NEED**

a. **Target Area and Brownfields**

i. Community and Target Area Descriptions: Clarksdale, with a population of 17,497¹ serves as the county seat for Coahoma County. The name “Coahoma” is a Choctaw word meaning “Red Panther.” Clarksdale sprung up as a hub serving the agricultural businesses in the heart of the Mississippi Delta. Agricultural businesses such as pesticide and herbicide blending, storage, and distribution centers, served a significant support function for once thriving agriculture industry. However, since 1940, the Region’s population has fallen by almost one half and with that the farm jobs have also disappeared, for the most part. Whereas hundreds of laborers would once have been needed to weed, pick and process cotton on this land, machines now do almost all of that work. More recently, local factories have been closing, overcome by foreign competition.

In the midst of the struggling economy, Clarksdale is working towards a solution. That solution focuses on two things, (1) capitalizing on tourism, and (2) removal of blight and stigma associated with brownfields, particularly those in close proximity to (but not associated with) the Red Panther Superfund site. To increase tourism, Clarksdale is first focusing on the blighted brownfields along the main corridors entering the city, as well as those in and near the heart of the blues district located downtown. These corridors include Highway 49, Highway 322, Martin Luther King Boulevard, and the downtown area around “The Crossroads,” which is a part of the Mississippi Blues Trail. These areas encompass U.S. Census Tracts 9505, 9506 and 9507.

For simplicity, these **Target Areas** will be referred to as [1] **Downtown** (Census Tract (9505), the [2] **18th Street Neighborhood** (Census Tract 9506), and the [3] **Brickyard Area** (Census Tract 9507). All three of these areas have characteristics of “**Environmental Justice Communities.**”² Clarksdale believes redevelopment of properties within these three target areas will create a catalyst for more redevelopment, and eventually will help spread redevelopment throughout the entire city. One significant challenge involves the lingering status of the Red Panther Superfund site, sandwiched between the **18th Street Neighborhood** and the **Brickyard Area**. EPA placed the site on the National Priorities List (NPL) in 2011. According to EPA’s Superfund website, “EPA plans to negotiate with the site’s PRPs [potentially responsible parties] to plan for the site’s remedial investigation/feasibility study.”³ The City wishes to take a proactive approach to address the stigma of brownfields in the vicinity of the Red Panther Superfund Site. A number of properties remain unused or underutilized. Phase I and II Environmental Site Assessment (ESAs) could remove or diminish the stigma and bring investment dollars to these two target areas. Also, because the Red Panther Superfund Site is sandwiched between two environmental justice communities, the **18th Street Neighborhood** and the **Brickyard Area**, the City believes that an EPA Brownfield Assessment grant that focuses on brownfields within these two target areas will support EPA’s strategic priority of “making a visible difference” in our community.

ii. Demographic Information and Indicators of Need: Clarksdale is located within Coahoma County which is experiencing “**persistent poverty**” over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates, compared to EPA’s threshold of only 20% for this criterion. The poverty rate for the three target areas is almost 3x the national average. In fact, almost **78% of our citizens in the Downtown area are 200% below the poverty level. 98% of the 18th Street Neighborhood is minority with an unemployment rate that is 60% higher than the national average. 20% of the population of the Brickyard area is disabled and almost 98% of the children in the entire county are eligible for free or reduced lunches.** Table 1 includes indicators that reflect persistent poverty and Community Need.

¹ Data Source: US Census Bureau, American Community Survey. 2010-14. Source geography: Tract

² Criteria considered in Nationally Consistent Environmental Justice Screening Approaches, A Report of Advice and Recommendations of the National Environmental Justice Advisory Council, May 2010.

³ https://cumulis.epa.gov/supercpad/cursites/dsp_ssppSiteData1.cfm?id=0402231#Status

FY 2017 Assessment Grant Application
City of Clarksdale, Mississippi

| Table 1. Demographics | Downtown Area Tract 9505 | 18 th Street Neighborhood Tract 9506 | Brickyard Area Tract 9507 | Coahoma County | MS State | USA |
|---|--------------------------------|---|---------------------------------|-----------------------|-------------|----------|
| Population: ⁴ | 5,246 | 1,337 | 5,092 | 25,527 | 2.98M | 314M |
| Unemployment: ^{5,5} | 7.8% | 7.8% | 7.8% | 7.8% | 5.8% | 4.9% |
| Poverty Rate: ¹ | 42.5% | 42.4% | 45.1% | 37.4% | 22.6% | 15.6 % |
| Percent Minority: ¹ | 80.3% | 98.4% | 99.0% | 77.2% | 40.7% | 26.2% |
| Median Family Income: ^{1,5} | \$35,414 ⁶ | \$35,414 ⁵ | \$35,414 ⁵ | \$35,414 ⁵ | \$49,125 | \$65,443 |
| Children Eligible for Free/Reduced Price Lunch ⁷ | 96.1% | 97.9% | 97.6% | 97.7% | 72.2% | 52.4% |
| Receiving SNAP Benefits (SAIPE) ^{1,5} | 45.3% | 45.3% | 45.3% | 45.3% | 22.9% | 15.8% |
| Population Below 200% Poverty Level ¹ | 77.6% | 59.8% | 65.1% | 60.4% | 46.1% | 34.5% |
| Population with a Disability ¹ | 14.4% | 17.7% | 20.3% | 15.6% | 16.4% | 12.3% |

iii. **Brownfields and Their Impacts:** Clarksdale estimates there are over 80 brownfields within its jurisdictional limits. MDEQ's Brownfield Inventory⁸ lists 19 known sites in Clarksdale; and its Leaking Underground Storage Tanks (UST) Database lists 92 facilities with inactive USTs.⁹ Most of these potential brownfields are located within the three targeted areas. The City of Clarksdale conducted its own windshield survey and has developed an inventory of brownfield sites in the target areas. A total of 36 closed or abandoned sites were identified just along the major corridors, including 9 gas stations, 3 auto repair shops, 9 retail commercial stores, 9 former strip shopping centers, 3 warehouses, one cotton gin, one wiring plant, one industrial property of unknown use, one dry cleaner, one propane distributor, and four vacant properties of unknown past use. Clarksdale plans to initially target 7 catalyst properties that either have current city interest or are considered high priority based upon high-profile locations, immediate private interest in redevelopment, or easily obtainable site access. These properties include:

- **Rankin Oil Company (former)** at 319 3rd Street (**Downtown**) and is roughly ½ acre in size and is located adjacent to the historic Greyhound Bus Station and the Delta Regional Authority (DRA) offices, near the heart of the blues district. The property is currently being underutilized as temporary parking for a window tinting operation. The adjacent bus station occupies approximately 0.5 acres and has historic significance because it was a stop of the "Freedom Riders" during the civil rights era. MDEQ records indicate 6 Underground Storage Tanks exist, none active, of which 3 are permanently "out of service" but likely remain in the ground, posing a civil engineering challenge (subsidence issue for new development) and is a potential environmental threat for leaks due to no cathodic protection and improper closure. Interest has been expressed in the property, with an interim use by DRA and bus station visitors for parking

⁴ US Census Bureau, [American Community Survey](#). 2010-14

⁵ US Department of Labor, [Bureau of Labor Statistics](#). 2016 - September

⁶ Data for Coahoma County. No data available for Census Tracts level

⁷ Documentation to the NCES Common Core of Data Public Elementary/Secondary School Universe Survey (2013).

⁸ MDEQ's CERCLA/Uncontrolled Sites File List, November 2016 also serves as its Brownfield Inventory under the State Response Program – CERCLA 128(a) -

[http://www.deq.state.ms.us/MDEQ.nsf/pdf/GARD_filelist/\\$FILE/Filelist.xls?OpenElement](http://www.deq.state.ms.us/MDEQ.nsf/pdf/GARD_filelist/$FILE/Filelist.xls?OpenElement)

⁹ <http://muster.deq.state.ms.us/webreportapplication/USTFacilitySearchWF.aspx>

while potential for vapor intrusion/migration is addressed and the evaluation of petroleum impact to groundwater. City Drinking Water Well PW-140002-01 is 300 feet east of this site.

- **W.C. Handy Historic Marker Property** is about ½ acre in size and is where the “Father of the Blues” composer and his family lived from 1903-1905 on Issaquena Avenue (**Downtown**). A UST fill port and the remnants of a dispenser island are clearly identified on the property where a barber shop operates. Located only a block from former Rankin Oil Company site and only 1,100 feet from City Drinking Water Well #PW-140002-01, this property is adjacent to the blues clubs at “Blues Alley” and is a critical component to the City’s plans to redevelop properties for tourism, given its location. As an undocumented UST site, uncertainty exists as to whether a continuing source of petroleum remains in the subsurface and whether it is posing a vapor intrusion threat to patrons and workers of the barber shop.
- **Delta Wire Plant (former)** is located on Highway 322 as you move away from the central downtown area but is still within Census Tract 9505 (**Downtown**) and 30 acres in size. The plant shut down in 2009, affecting 76 employees, and has remained vacant since. A known contaminant, lead, was released to the soil from the past site use and has not been removed. There is a potential that solvents, PCBs, and xylenes have been released to the soil and/or groundwater based upon their known manufacturing processes. Seven irrigation wells from the unconfined drinking water aquifer are nearby. City Drinking Water Well PW-140002-10 is within 1 mile of the site.
- **The Triangle Property**, at “The Crossroads” of highways 49 and the old 61 (now 161) is the city's famous landmark, anchoring bluesman Robert Johnson's pact with the devil. Located at the northern border of the **18th Street Neighborhood**, the Triangle Property was known to be part of an automotive repair business and needs to be assessed before funds can be used to create a greenspace park. Two dual phase extraction systems are currently operating on adjacent gas station properties but impact to the triangle property has not been assessed.
- **3rd Street Power Plant (closed)** is located one block off of MLK on Third Street (**18th Street Neighborhood**) and is approximately 0.75 acres in size. In 2013, the City of Clarksdale leveraged Targeted Brownfield Assessment (TBA) assistance from EPA Region 4. Phase I and Phase II ESAs were conducted; and a total of 357 suspected Asbestos Containing Material (ACM) bulk material samples were collected from 119 homogenous areas. EPA’s consultant identified several painted surfaces that contain lead-based paint (LBP) and 127 homogenous areas of suspected ACM in the interior and exterior of the power plant. Polynuclear aromatic hydrocarbons (PAHs) and arsenic were the only constituents detected above EPA Regional Screening Levels (RSL) for industrial soil. A reuse plan is needed to fully evaluate the best redevelopment of the property, but an amphitheater is an idea being considered. Citizens identified this site in 2015 Community Meeting.
- **Vacant or “For Sale” Parcels** within the (**18th Street Neighborhood** and **Brickyard Area**) have unknown past uses and stigma associated with proximity to the Red Panther Superfund Site. Of particular interest are two parcels (**Dunavent FI#9373**) and (**Pete Elardo, Inc. FI#8542**) that measure 17 acres in size at 13th Street and East Tallahatchie Street. Both are listed on the MDEQ UST Database with tanks “Closed In Place” with one reported release.
- **Metso Minerals Industries Inc.** closed its Clarksdale plant on Oct. 26, 2016 located along the Highway 49 corridor (**Brickyard Area**), affecting all 70 employees. Metso was a conveyor component maker that generated hazardous waste. The timing of an EPA Brownfield Assessment Grant is critical to assist the Clarksdale/Coahoma County Chamber in recruiting a new industry into the place while equipment and the building are still in good shape and attractive to potential buyers. At a minimum, a Phase I ESA should be conducted.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts: There are a number of indicators that we’ve identified in Table 2 that impact the welfare of our citizens. The Violent Crime indicator is the rate of violent crime offenses reported by law enforcement per 100,000 residents. This indicator is relevant because it assesses

community safety. The high percentage of population that is living in a Health Professional Shortage Area (HPSA) shows a lack of access to public services, namely adequate health care.

| Table 2. Welfare Impacts | Downtown Area Tract 9505 | 18 th Street Neighborhood Tract 9506 | Brickyard Area Tract 9507 | Coahoma County | MS | US |
|---|--------------------------------|---|---------------------------------|-------------------|-------|--------|
| Violent Crime: ¹⁰ | 523.9 ⁵ | 523.9 ⁵ | 523.9 ⁵ | 523.9 | 286.6 | 395.5 |
| Recreation & Fitness Facility Access: ¹¹ | 3.8% ⁵ | 3.8% ⁵ | 3.8% ⁵ | 3.8% | 7.9% | 10.1% |
| Population Living in a Health Professional Shortage Area: ¹² | 100% ⁵ | 100% ⁵ | 100% ⁵ | 100% | 87.3% | 33.1 % |
| Liquor Store Access: ¹³ | 15.3% ⁵ | 15.3% ⁵ | 15.3% ⁵ | 15.3% | 11.8% | 10.6% |

Coahoma County is an HPSA. The "Liquor Store Access" indicator reports the number of beer, wine, and liquor stores per 100,000 population. This high % of population having access to liquor stores is a measure of unhealthy food access, lack of fitness, & influences on dietary behaviors.

ii. Cumulative Environmental Issues: Table 3 lists FIVE environmental risk factors that likely have a disproportionate cumulative impact. The most significant one is obviously the Superfund Proximity indicator which is two orders of magnitude higher than the EPA Region 4 Average. Another environmental issue that could have a cumulative impact on the residents and the environment is related to water quality in the Sunflower River that runs through the **18th Street Neighborhood Target Area** and the **Downtown Target Area**. MDEQ has identified water bodies not meeting their designated use and the development of total maximum daily loads (TMDLs) for those water bodies as required by Section 303(d) of the Clean Water Act and the Environmental Protection Agency's (EPA) Water Quality Planning and Management Regulations (40 CFR part 130). In 2010, MDEQ developed a TMDL for segments of the Big Sunflower River and the Little Sunflower River in Coahoma County, respectively. Both segments are listed on the Mississippi Section 303(d) List of Impaired Water Bodies for pathogens, like feces. Run-off from the brownfields and Superfund site

| Table 3. Cumulative Environmental Concerns ¹ | Downtown Area Tract 9505 | 18 th Street Neighborhood Tract 9506 | Brickyard Area Tract 9507 | MS State Avg. | EPA Region 4 Avg. | USA Avg. |
|--|--------------------------------|---|---------------------------------|---------------------|-------------------------|-------------|
| Superfund Proximity site count/km distance | 0.87 ¹ | 0.96 ¹⁴ | 0.62 ¹⁴ | 0.06 | 0.08 | 0.13 |
| NATA Air Toxics Cancer Risk (risk per MM) | 47 | 50 | 47 | 46 | 42 | 40 |
| Water Discharge Proximity (count/km) | 0.6 | 2.0 | 0.7 | 0.2 | 0.2 | 0.3 |
| Lead Paint Indicator (% pre-1960 housing) | 40% | 66% | 5% | 16% | 16% | 30% |
| PM 2.5 (ug/m ³) | 10.1 | 10.1 | 10.1 | 10.1 | 8.9 | 9.32 |

¹⁰ Federal Bureau of Investigation, FBI Uniform Crime Reports. Additional analysis by the National Archive of Criminal Justice Data. Accessed via the Inter-university Consortium for Political and Social Research. 2010-12. Source geography: County

¹¹ Data Source: US Census Bureau, County Business Patterns. Additional data analysis by CARES. 2014. Source geography: County

¹² Data Source: US Department of Health & Human Services, Health Resources and Services Administration, Health Resources and Services Administration. April 2016. Source geography: HPSA

¹³ Data Source: US Census Bureau, County Business Patterns. Additional data analysis by CARES. 2014. Source geography: County

in these two Target areas feed into the Sunflower River which is roughly 1,000 feet from two of the catalyst brownfield sites listed earlier.

iii. **Cumulative Public Health Impacts:** **The environmental concerns listed in Table 3 also pose a cumulative public health impact.** Since every significant exposure pathway (i.e., ingestion, inhalation, and dermal contact) can be accounted for in Table 3, the cumulative effect is remarkable. Additionally, soil samples collected from the **18th Street Neighborhood** exhibit high levels of pesticides.¹⁷ The study further asserts that shallow groundwater wells (TW-05 and TW-07) exhibited levels of acetone, lead, and volatile organics, but are not considered contaminants of concern associated with the Superfund site, and therefore, likely from an adjacent brownfield. Suspected chronic effects from exposure to certain pesticides include birth defects, toxicity to a fetus, production of benign or malignant tumors, genetic changes, blood disorders, nerve disorders, endocrine disruption, and reproduction effects.¹⁸ We also recognize the difficulty with connecting health effects to specific exposure from brownfields. However, one cannot argue against the chronic, persistent nature of pesticides, nor the cumulative impact they can have on sensitive populations. According to the 2014 Toxic Release Inventory, Mississippi ranks 16 out of 56 states/territories nationwide based on total toxic releases per square mile (Rank 1 = highest releases). The United Health Foundation ranks Mississippi dead last among the 50 states with respect to overall health conditions. Mississippi ranks 50th in all three populations - women's, infants', and children's health. It ranks 50th in the behaviors, community & environment, and outcomes categories. Mississippi ranks 50th in infant mortality, child mortality, low birthweight, neonatal mortality, and preterm birth.¹⁹ Women and children are highly vulnerable to the environmental concerns listed in the inventory of priority sites above and Table 4 demonstrates that women and children make up a significant percentage of the target area populations exposed to brownfield site contaminant exposure risk in addition to their exposure to risks associated with EPA regulated facilities found in the three Target Areas. Also, the Mortality (Premature Death) Indicator listed in Table 4 reports Years of Potential Life Lost (YPLL) before age 75 per 100,000 population for all causes of death, age-adjusted to the 2000 standard. This indicator is relevant because a measure of premature death can provide a unique and comprehensive look at overall health status.¹⁷ Finally, according to the Agency for Toxic Substances and Disease Registry

| Table 4. Cumulative Health Impact Indicators | Downtown Area Tract 9505 | 18 th Street Neighborhood Tract 9506 | Brickyard Area Tract 9507 | Coahoma County | MS | US |
|--|--------------------------------|---|---------------------------------|-------------------|--------|--------|
| Infant Mortality ¹⁴ | 11.7 | 11.7 | 11.7 | 11.7 | 10.1 | 6.5 |
| Low Birth Weight ¹⁵ | 17.8% | 17.8% | 17.8% | 17.8% | 12.1% | 8.2% |
| Asthma ¹⁵ | 16.1% | 16.1% | 16.1% | 16.1% | 12.0% | 13.4 % |
| Mortality – Premature Death ¹⁶ | 15,766 | 15,766 | 15,766 | 15,766 | 10,168 | 6,588 |

¹⁴ Data Source: US Department of Health & Human Services, Health Resources and Services Administration, [Area Health Resource File](#), 2006-10. Source geography: County

¹⁵ Data Source: Centers for Disease Control and Prevention, Behavioral Risk Factor Surveillance System. Additional data analysis by CARES. 2011-12. Source geography: County

¹⁶ Data Source: University of Wisconsin Population Health Institute, County Health Rankings. Centers for Disease Control and Prevention, National Vital Statistics System. Accessed via CDC WONDER. 2011-13. Source geography: County

¹⁷ Air Deposition Study Report, Revision 1, Red Panther Chemical Company, EPA Contract No. EP-W-05-053, Technical Direction Document (TDD) No. TNA-05-003-004, Nov. 11, 2010.

¹⁸ <http://extension.psu.edu/pests/pesticide-education/applicators/fact-sheets/pesticide-safety/potential-health-effects-of-pesticides>

¹⁹ www.americashealthrankings.org

(ToxFAQS), volatile organics (such as benzene) and heavy metals (such as lead) present at abandoned gas stations and auto repair shops cause health problems such as liver and kidney damage, cancer, and reproductive disorders. The Center for Hazardous Substance Research reports that high levels of lead in pregnant women can cause miscarriages. Lead is not only a common contaminant at brownfield sites, but the risk of exposure from lead-based paint (LBP) is also elevated in the aged residential housing common to Clarksdale.

c. Financial Need

i. Economic Conditions: A major source of revenue for the City of Clarksdale is from local sales tax collections. Between 2014 and 2015, the City's revenue from local sales tax dropped 5.4%.²⁰ As of October 2016, to-date sales tax revenue is not projected to increase back to the 2014 levels. The other major source of revenue, property tax, continues to decline. The tax base has dropped over the years due to a significant population drop, resulting in substantial strain on the city government finances. According to U.S. Census data, Clarksdale decreased in population by 2.2% from 1960 to 2000. From 2000 to 2010, the population decreased even more by 14.9%. The population dropped another 5.3% from 2010 to 2015, resulting in a significant percentage loss in tax base (See Assessment Other Factors Checklist). On March 25, 2016, President Obama declared that a major disaster existed in the State of Mississippi due to flooding.²¹ At least 100 homes were evacuated on Pearson Street where water had overflowed from the Sunflower River. The Clarksdale School District Central office received 3 feet of flood water. All told, 70 homes in the Target Areas and one business had major damage. The natural disaster caused significant community economic and environmental distress (See Assessment Other Factors Checklist). Basic services, such as roads, sewer, and water are the most important priority for City sales tax revenue, leaving the City unable to draw on this source of funding.

Plant and business closings since 2008 have a devastating effect on local economic conditions, resulting in a significant percentage loss of community jobs (5.5% or 328 jobs)²² (See Assessment Other Factors Checklist). Over the past couple of years, businesses in Clarksdale have closed at an alarming rate. As mentioned earlier, Metso Minerals Industries Inc. closed its Clarksdale plant on Oct. 26, 2016 located along the Highway 49 corridor (**Brickyard Area**). In Oct. 2014, Delta Oil Mill, a cottonseed processing plant located just outside the city limits, closed its plant. In Feb. 2014, Infolabs, Inc., a medical equipment wholesaler, closed its operation. In 2009, Delta Wire (see Section I.a.iii) closed. In Nov. 2012, Molded Acoustics Products, laid off 13 workers. In Feb. 2012, both the Western Sizzlin and Madidi's restaurants closed, affecting 27 and 8 employees, respectively. With limited resources and a reduced tax base, Clarksdale is in serious need of other funding sources to spark redevelopment of brownfields within the city. This community-wide assessment represents an opportunity to combine the funds with Clarksdale's renewed reinvestment efforts to bring about positive change in the community.

ii. Economic Effects of Brownfields: The most visible economic effect of brownfields in Clarksdale is the loss of jobs. The Metso Minerals Industries Inc. closure affected all 70 employees. All 40 employees of the Delta Oil Mill, a cottonseed processing plant, lost their jobs when it closed in October 2014. The Feb. 2014 closure of Infolabs, Inc. affected 30 employees. When Delta Wire closed in 2009, 76 employees lost their jobs. In 2003, when Corbin Ruswin closed its doors, 64 employees walked out the door with no job. Based on US Census data of the population in the labor force, the closures resulted in over 10% reduction to the local work force. With a lack of new jobs to replace them, unemployment has shot up to more than twice the national average in the Target Areas.¹ In turn, the tax base has dropped, which also has puts a strain on the city government. These economic conditions have given way to higher crime rates in the city (See Table 2 – Violent

²⁰ <http://www.dor.ms.gov/Statistics/Pages/Sales-Tax-Collections.aspx>

²¹ <https://www.fema.gov/media-library/assets/documents/116257>

²² US Department of Labor, Bureau of Labor Statistics. 2008-2016

Crime). According to Citydata.com, the crime index in 2011 was 639.8 compared to the national average of 289.9. With the economic strain on the city, there are 7% fewer officers per thousand people to manage this higher rate of crime. The brownfields in the city with no electricity to light them become a magnet for criminal activity. Redeveloping these properties with active businesses would certainly help this issue. The brownfields have also impacted the housing market. The

TABLE 5: COMPARISON OF 2010 GENERAL DEVELOPMENT PLAN & DELTA BRIDGE PROJECT (2012-2022 STRATEGIC PLAN FOR THE TARGET DISTRICTS WITH LIVABILITY PRINCIPLES)

| | LIVABILITY PRINCIPLES | PLAN AND TARGET AREA |
|---|--------------------------------------|--|
| 1 | Provide more transportation choices | Widen Friars Point Road and other narrow streets (Downtown) |
| 2 | Promote equitable affordable housing | Coordinate new housing in this area with Clarksdale Housing Authority (CHA), (All Target Areas) Redevelop Old BoBo High School into senior living center (18th Street Neighborhood) |
| 3 | Increase economic competitiveness | Promote commercial development Downtown |
| 4 | Support existing communities | Construct a multi-use amphitheater in Martin Luther King Park that can serve as venue for community events, family reunions, festivals. (18th Street Neighborhood) |
| 5 | Leverage federal investment | Use CHA assistance and EPA Brownfield Grant to leverage other federal funding (e.g., CDBG, DOT, DRA, Smart Growth) Partner in DRA grant proposal for Youth Opportunities Program for Youth employment (All Target Areas) |
| 6 | Value communities and neighborhoods | Preserve historic architecture and use it as a model for future development and finish Cultural Heritage Trail. (Downtown) |

median housing value in the targeted census tracts is less than half of the Mississippi average and more than 3.5 times below that of the national average, according to US Census data from 2009 to 2013.¹ Vacancy rates¹ are well above state and national averages. This statistic, along with the decrease in population, indicates that significant disinvestment in the community has been occurring. Blight is evident in the housing as well as the abandoned businesses. More than half of the houses according to US Census data were constructed before 1960.¹ In the **18th Street Neighborhood Area**, the percentage of housing constructed before 1960 is greater than 70%.¹ In each target area, residences are located directly adjacent to brownfield properties. Addressing the blight of the brownfields and creating jobs should result in less blighted housing commercial real estate market in targeted areas.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans: In Clarksdale's **2010 General Development Plan**, a primary objective is to manage the central business district so that future development and growth can be promoted, converting commercial space to mixed-use (**Downtown**). With the demographics of the **Downtown Target Area** as they are, this strategy builds on the "Livability Principle" of equitable affordable housing. Mixed-use housing and redevelopments, such as The Lofts at Five & Dime and Yazoo Pass, provide convenient, affordable housing for local residents. Clarksdale plans to implement this community-wide assessment grant in keeping with this objective. Clarksdale desires redevelopment that will promote the City as a tourist destination (**Downtown Target Area**) AND to both support existing communities and value communities and neighborhoods²³ in the **18th Street Neighborhood Target Area** and **Brickyard**

²³ *Livability Principles #4 & #6 – www.sustainablecommunities.gov*

Target Area. In order to accomplish this, Clarksdale understands it must not only address brownfields in the Central Business District, but it must also address those brownfields sites along the main corridors leading into the city in the three Target Areas described in Section 1. Clarksdale has already made significant strides to improve the **Downtown Target Area** which align with the goals described earlier of (1) capitalizing on tourism, and (2) removal of blight and stigma associated with brownfields. Clarksdale recently constructed a park (partially designed by children living nearby) near the Sunflower River and MLK Avenue (**18th Street Neighborhood Target Area**). Clarksdale also completed Phase I of the Sunflower River project as part of their General Development Plan, which includes making the river more navigable all year long for canoeing and sport fishing. This is already creating new businesses (e.g., Quapaw Canoe Company) to support recreational use of the river. Clarksdale is also in the process of constructing sidewalks and biking trails along the river, which will also increase walkability in the **Downtown Target Area**. These trails will eventually tie into the City's Cultural Heritage Walking Trail (See Section 5.d) connecting the historic areas of downtown. Clarksdale is planning to further address equitable, affordable housing needs by redeveloping the Old BoBo High School into senior housing. Finally, Clarksdale has a commitment from the Carl Small Town Center at Mississippi State University by assisting with incorporating the Livability Principles of the HUD-DOT-EPA Partnership for Sustainable Communities into any area-wide plans or efforts (See Support/Commitment Letter).

Table 5 provides plans for the Target Areas taken directly from the City's General Development Plan, Coahoma County's Delta Bridge Project (2012-2022 Strategic Community Plan, and the North Delta Planning & Development Districts (NDPDD) Comprehensive Economic Development Strategy. This illustrates how those plans align with HUD-DOT-EPA Partnership for Sustainable Communities' Livability Principles.

As part of the Redevelopment strategy for the **Downtown Target Area**, plans are to draw more tourism by developing brownfields into tourist attractions or service related facilities. This has already been accomplished to a degree by the Old Train Depot being redeveloped into the House of Blues Museum. Addressing the former **Rankin Oil Company** and **W.C. Handy Historic Marker** brownfield properties will expand this idea. Clarksdale is intending to attract the development of the former **3rd Street Power Plant** brownfields site, which has existing infrastructure (water and sewer) that can be reused. Clarksdale has also targeted the former greyhound bus station for redevelopment into a downtown restaurant or something similar to serve the tourist population. The assessment and redevelopment of the adjacent **Rankin Oil Company (Catalyst Site)** is an important part of the City's vision for the **Downtown Target Area**. Another Redevelopment strategy is to assess major properties along the corridors of Highway 49/61 and Highway 322 (**18th Street Neighborhood** and **Brickyard Target Areas**). Clarksdale hopes to not only see the properties redeveloped to improve the appearance coming into the city, but hopes to also create catalysts that will lead to more redevelopment along these corridors. The City plans to purchase the **Triangle Property** on Highway 49/61, assess it under the brownfields funding and then possibly use it for greenspace to bolster the appearance near the iconic crossroads sign marks the City as "Ground Zero" for the Blues.

ii. Timing and Implementation: The City of Clarksdale understands that the grant requires completion within a three-year term and plans to accomplish that (See Table 6). Mac Crank, Economic Development Director (EDD) for Clarksdale, will be managing the schedule and has already made strides towards being ready to start immediately upon award of this grant. Since last year's unsuccessful attempt at a Brownfield Assessment Grant, Mr. Crank has taken advantage of the MDEQ's "Advanced Grant Writing Workshop," and EPA Region 4 opportunities for feedback (e.g., webinars, teleconferences) and reached out to community stakeholders for input and assistance. Community Outreach meetings have already been held. With the information gained at these meetings, the preliminary inventory has already been developed. Seven initial properties have already been selected as high priority sites for redevelopment, and access agreements have been signed on most of them.

FY 2017 Assessment Grant Application
City of Clarksdale, Mississippi

Grant Commitment and Planning Phase (First 90-Days): Within 30 days of receiving word from EPA on grant award, the EDD will submit a draft Grant Work Plan with a detailed schedule to EPA along with a Grant Application, and other applicable paperwork in negotiating the Cooperative Agreement. The EDD will also complete the consultant selection process (contractor procurement) during this period. Selection will be done so through a competitive process as required by the terms and conditions of the cooperative agreement and applicable state law. Ideally, the Grant Work Plan and Cooperative Agreement are signed and complete so that a brownfield consulting firm can be selected and a contract signed by the end of this period. A kickoff meeting where the EPA Project Officer (PO), the EDD, and the Brownfield Consulting Firm will then be held so that the EPA PO can address expectations, roles, and responsibilities.

Startup Phase (Months 2-6): Members of the Brownfield Advisory Committee (BAC) will meet and develop (with the assistance of the Brownfield Consulting Firm and EDD) a Community Involvement Plan (CIP) and the framework for a Site Selection Priority Process (SSPP). A kickoff Community Meeting will be held within the first 60 days where (1) the community will be given a general overview of the City's Brownfield Program, BAC members will be introduced along with the City's EDD and Brownfield Consulting Firm, and the framework for the SSPP is presented. Input will be gathered at this Community meeting on the CIP and SSPP. By the end of the third month, the CIP and SSPP along with site access agreements, application forms, and flyers will be complete.

During the early part of this period, the qualified brownfield consulting firm will be tasked with preparing a Generic Quality Assurance Project Plan (QAPP). After the Generic QAPP is approved by the EPA and MDEQ, Phase I ESAs on the seven catalyst sites will begin so that Site-Specific QAPPs can be developed for conducting the Phase II ESAs. Community outreach meetings will be held quarterly or as needed throughout the remaining grant period to gather input and to share progress. Clarksdale plans to submit quarterly reports, ACRES database reporting, and other documentation on a quarterly basis or at the schedule set by the EPA.

Tasks to be completed will include involving the public by holding community outreach events, conducting an estimated 20 Phase I ESAs, 8 Phase II ESAs, and developing up to 4 Cleanup Plans with Analysis of Brownfields Cleanup Alternatives (ABCAs) where needed for sites that have interested buyers or those that have a high potential for redevelopment. Clarksdale expects to expend at least 50% of the funding in the first 18 months. Table 6 provides an overview of the planned project timing:

| Table 6. Grant Specific Schedule | Year 1 | | | | Year 2 | | | | Year 3 | | | |
|--|--------|-----|-----|-----|--------|-----|-----|-----|--------|-----|-----|-----|
| | Q 1 | Q 2 | Q 3 | Q 4 | Q 1 | Q 2 | Q 3 | Q 4 | Q 1 | Q 2 | Q 3 | Q 4 |
| Grant Management | • | • | • | • | • | • | • | • | • | • | • | • |
| Brownfield Advisory Team | • | • | • | • | • | • | • | • | • | • | • | • |
| Community Meetings | • | | • | | • | | • | | • | | • | |
| Consulting RFQ | • | | | | | | | | | | | |
| Generic QAPP | | • | | | | | | | | | | |
| Site Selection | • | • | • | • | • | • | • | • | • | • | • | |
| Phase I ESAs | • | • | • | • | • | • | • | • | • | • | • | |
| Phase II ESAs | | | • | • | • | • | • | • | • | • | • | • |
| Cleanup & Reuse Planning | | | • | • | • | • | • | • | • | • | • | • |
| Update ACRES | • | • | • | • | • | • | • | • | • | • | • | • |
| EPA Quarterly Reports | • | • | • | • | • | • | • | • | • | • | • | • |
| Project Closeout | | | | | | | | | | | | • |

b. Task Descriptions and Budget Table

i. Task Descriptions:

Because the Assessment Grant is only for a 3 year non-recurring period and because future Assessment Grants to the City from EPA cannot be guaranteed, Clarksdale has elected not to budget any Personnel costs. All in-house staff hours will be in-kind in nature in an effort to make brownfield redevelopment a part of day-to-day ongoing operations. The project is primarily focusing on Phase II assessments. Project activities for each item are listed on next page:

Task 1- Project Management and Reporting: The City's Economic Development Director (EDD) will oversee the assessment and administration of all grant activities as part of his current, on-going (in-kind) duties. The EDD will be responsible for oversight of all consultant activities, financial and DBE reporting, ACRES database updates, review of quarterly reporting, and correspondence with EPA. Some of these duties will be assigned to the Brownfield Consulting Firm with continual oversight by the EDD.

Task 2- Site Inventory/Outreach: An initial inventory has already been completed, but additional community involvement will be used to identify additional projects and share progress. Seven sites have already been selected based on immediate redevelopment interests that align with Clarksdale's General Development Plan. The remaining site selections will be heavily dependent on input from the community and from the Brownfields Advisory Committee (BAC). The BAC will be comprised of realtors, developers, bankers, key community leaders and residents from the Targeted Areas and will help develop criteria for a site prioritization system. Clarksdale plans to distribute questionnaires to the public for the purpose of adding sites to the inventory that are important to the community and determining which of those sites are of the highest priority. Equitable Development Principles will be a part of the prioritization system and priority will be placed on the mitigation of brownfield site impacts upon the Environmental Justice communities, particularly in the 18th Street Neighborhood and Brickyard Target Areas. Our Community Organizations (See Commitment Letters) have committed to assisting with community outreach and education to identify additional sites for investigation; inform and solicit input from stakeholders; and work with private investment entities (i.e., developers, realtors, banks, etc.) in order to achieve an area-wide redevelopment plan based on integrated community goals. A total of \$4,000 (Contractual) is included for programmatic expenses necessary such developing the Community Involvement Plan (CIP), and an additional \$1,600 for any supplies for outreach. An additional \$6,000 (Travel) is budgeted for key staff to attend the EPA Regional Kick-off Meeting, as well as Brownfield conference or workshop travel (e.g. such as the National Brownfield Conference) in order to improve the quality of the inventory and outreach. Outputs of this task will include the CIP, brownfield inventory, # of outreach/events, # of publications/forms/flyers and attendance at the brownfield conference. Outcomes of this task will include long term education and potential identification of developers for future brownfield site reuse in the target areas.

Task 3 - Phase I ESAs: This task includes conducting Phase I ESAs at an approximate contractor cost of \$3,500 for each. Information from the ESAs will be included in the database EPA Assessment, Cleanup & Redevelopment Exchange System (ACRES). This task budget includes consulting and reporting costs, printing expenses, and other eligible assessment- related costs. Outputs include Phase I eligibility determinations, Phase I ESAs, and building the ACRES database. Outcomes include a better understanding of potential environmental concerns to market properties for redevelopment.

Task 4 - Phase II ESAs: The Project is primarily focusing on Phase II assessments at 59% of the total cost. This task includes conducting (7) Phase II ESAs at an approximate cost of \$25,400 for each site based on the findings of the Phase I. Atypical costs have been factored into this figure for both Haz & Petro (i.e., range from \$20K for most and 1-2 at \$40K for chlorinated solvent plume or multiple eligible UST removals for assessment purposes). These are subject to meeting site specific eligibility and approval from the EPA and MDEQ Brownfield Program. Information from the Phase II ESAs will

be uploaded to the EPA ACRES database. This task budget includes consulting costs, lab charges, work plan and reporting costs, site specific QAPP's, and other eligible assessment-related costs. Outputs include Phase II ESAs, Phase II eligibility determinations, site specific health and safety plans, types and concentration of contamination and risk posed, and building the ACRES database. Outcomes will include jobs, leveraged funding options for cleanup and redevelopment, and sites ready for reuse.

Task 5 - Cleanup & Redevelopment Planning: This task will involve the development of a plan to cleanup and redevelop sites within the Targeted Areas and to develop implementation strategies and resources. This task will be conducted qualified Environmental Professionals utilizing input, particularly from the BAC and site-specific re-developers and the appropriate departments within the City (planning, zoning, EDD, etc.). The information obtained from community outreach and the Phase I and II ESAs will be used to evaluate the potential level of effort necessary to cleanup selected sites and costs. Three (4) Corrective Action Plans (CAPs), coupled with (4) Analysis of Brownfield Cleanup Alternatives (ABCAs), are expected to be completed at a cost of approximately \$4,400 per site. Outputs include cleanup and redevelopment plans/strategies (See CSTC Commitment Letter), CAPs, and ABCAs. Outcomes will include jobs created/retained, dollars leveraged for cleanup and redevelopment, and sites ready for reuse.

| Table 7 Budget Categories | Project Tasks (programmatic costs) | | | | | Total |
|---|---------------------------------------|--|----------------------------|-----------------------------|--------------------------------|-----------|
| | Task #1 Project Mgt & Reporting | Task #2 Inventory & Outreach CE | Task #3 Phase I ESAs | Task #4 Phase II ESAs | Task #5 Cleanup Planning | |
| Hazardous Substances (10 Phase I ESAs, 4 Phase II ESAs, 2 ABCA/CAPs) | | | | | | |
| Personnel | -- | -- | -- | | -- | -- |
| Travel | -- | \$3,000 | -- | | -- | \$3,000 |
| Supplies | -- | \$800 | -- | | -- | \$800 |
| Contractual | \$15,000 | \$2,000 | \$35,000 | \$101,600 | \$8,800 | \$162,400 |
| Total | \$15,000 | \$5,800 | \$35,000 | \$101,600 | \$8,800 | \$166,200 |
| Petroleum Products (8 Phase I ESAs, 3 Phase II ESAs, 2 ABCA/CAPs) | | | | | | |
| Personnel | -- | -- | -- | | -- | -- |
| Travel | -- | \$3,000 | -- | | -- | \$3,000 |
| Supplies | -- | \$800 | -- | | -- | \$800 |
| Contractual | \$15,000 | \$2,000 | \$28,000 | \$76,200 | \$8,800 | \$130,000 |
| Total | \$15,000 | \$5,800 | \$28,000 | \$76,200 | \$8,800 | \$133,800 |
| Grand Total: | \$30,000 | \$11,600 | \$63,000 | \$177,800 | \$17,600 | \$300,000 |

ii. Budget Table: Anticipated budgets in specific cost categories are identified in Table 7.

c. **Ability to Leverage:** Clarksdale's partners are providing firm leveraging commitments for facilitating brownfield project completion. Assessment Funds will also be leveraged by several other funding sources or services, including:

| Table 8. Leveraging Contributor (Public) | Description/Leveraged Amount |
|---|--|
| MS Department of Environmental Quality (MDEQ) | Coahoma Co. (Project Partner) received a \$10,982 solid waste assistance grant for the City/County recycling program. Program and funding includes cleanup of open dumps that are identified through EPA Brownfield Assessment Grant. (Letter attached) |
| MS Department of Transportation (MDOT) | Clarksdale has been provided a grant in the amount of \$532,000 from the MDOT to develop the Cultural Heritage Walking Trail which can be used for brownfield property acquisition. (Letter attached) |
| Carl Small Town Center – MSU | CSTC is assisting with incorporating the Livability Principles of the HUD-DOT-EPA Partnership for Sustainable Communities into area-wide plans or |

FY 2017 Assessment Grant Application
City of Clarksdale, Mississippi

| | |
|--|---|
| | efforts and is willing to host a workshop. (letter) |
| Mississippi Development Authority | The Local Government Capital Improvement Revolving Loan Fund (CAP Loan) provides low interest loans to cities/counties for up to \$250,000 for cleanup of a publicly owned brownfield agreement site. |
| North Delta PDD | Pledges support to new/existing businesses through Revolving Loan Fund up to \$500,000 for construction, machinery, & working capital. |
| Leveraging (Private) | Description |
| Mississippi Economic Redevelopment Act | <u>Private Sector Incentive</u> – Sales Tax Rebate at 2.5x remediation cost from sales, income and franchise taxes collected from businesses located in a designated redevelopment project for a period of up to 15 years. |
| Mississippi Historic Preservation Tax Incentives Program | Private Sector Incentive - Offers a 25% tax credit for the rehabilitation of historic structures used for residential or business purposes. A project must exceed \$5,000 or 50% of the total basis of the building. |
| Jobs Tax Credit | Jobs tax credits are credits that can be applied to state income tax to reduce an employer's income tax liability. A company can earn up to 10% off their payroll state income tax. |
| Advantage Jobs Incentive Program | The Advantage Jobs Incentive Program provides for a rebate of a percentage of Mississippi payrolls to qualified employers for a period of up to 10 years. This incentive is available to businesses that promise significant expansion of the economy through the creation of jobs. |
| Brownfield Voluntary Cleanup & Redevelopment Incentives | The Brownfield Voluntary Cleanup and Redevelopment Incentives provides an income tax credit for a property owner equal to 25% of the costs of remediating a brownfields property, with the annual credit capped at \$40,000, and the total credit not to exceed \$150,000. |

3. **COMMUNITY ENGAGEMENT AND PARTNERSHIPS**

a. **Engaging the Community**

i. Community Involvement Plan: The EDD, coordinating with the selected consultant, will prepare a Community Involvement Plan (CIP) in accordance with the EPA Region IV- Preparing Your Brownfields Community Plan: Involving Your Community (CIP) dated January 2013, to meet the goals and objectives of the grant's work plan. Public outreach activities started in 2015 with a community meeting and presentation on Brownfields 101. Citizens identified 3 of the catalyst projects at that time. City will continue to facilitate public participation for community members, businesses and other stakeholders within the three Target Areas, using the framework established in EPA's Seven Steps for Effective Public Involvement for meaningful public involvement. The CIP will include an overview of the Program; City contact and spokesperson/administrative record information; project history; community background; chronology of community involvement; key concerns; schedule; other contacts; and interested parties, as well as methodology for community outreach. This task will require input from City staff. The EDD and consultant will provide the necessary project oversight and coordination to foster an innovative community engagement process to not only educate and inform the community on the assessment activities funded through the grant, but also to solicit information from the community as to the best use for the subject property; as follows:

- Identify community stakeholders, including but not limited to: local residents, local businesses, local churches, local property owners, Clarksdale Housing Authority personnel, City Personnel and officials, local schools, and other interested parties.
- Assist in the development of community flyers and other public information to inform and educate the local community as to the activities to be performed under the grant, while soliciting input concerning the best use of the proposed redevelopment site. This includes utilizing the City's website and social media outlets to apprise the public.
- Facilitate community kick-off meeting and community informational sessions.
- Assist in development of Area-wide plans and brownfield end uses.

ii. Communicating Progress: The City of Clarksdale has a plan for communicating progress to the targeted community and stakeholders. This plan includes using many of the existing government partners and community-based organizations to communicate with their already existing network of contacts. Notifications may also be provided through flyers distributed throughout the community, news media, and local newspaper. Clarksdale will also communicate through of community outreach meetings that will continue throughout the 3-year grant period. These meetings will be conducted either quarterly or bi-annually based upon the need and the level of activity from the last meeting. The Brownfield Advisory Committee (BAC) will have progress communicated through its members during each meeting. The Hispanic population is less than 1%; therefore, interpretation in Spanish will not likely be needed but will be made available.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority: Clarksdale has developed partnerships with state and local agencies to increase the success of an EPA Assessment grant. In particular, Clarksdale has established relationships with the Brownfield Program Coordinator and the Community Engagement Director for the MDEQ who have pledged to give any available technical and administrative support to the success of the EPA grant if it is awarded (See Commitment Letters). Clarksdale will rely on technical consultants and these strategic partnerships to comply with all applicable regulations and grant requirements.

ii. Other Governmental Partnerships: The City of Clarksdale has formed many government partnerships in addition to the MDEQ for assisting in the successful implementation of this grant. These partnerships and their respective roles include:

- **Coahoma County Board of Supervisors**– Has developed a Strategic Community Plan that also targets revitalization at entrances to Clarksdale and pledges to participate by serving on BAC.
- **Delta Regional Authority** – Is an independent federal agency and has been a close partner with the City in its downtown revitalization. The Delta Regional Authority pledges to serve on the BAC and has an interest in the redevelopment of the former Rankin Oil Company brownfield site across the street from their headquarters in Clarksdale.
- **North Delta Planning and Development District** - Pledges to support revitalization efforts in Clarksdale by helping attract businesses to the **Downtown area**.
- **Clarksdale Housing Authority** – Will help identify needs for affordable housing and determine which brownfield sites support this opportunity.
- **Mississippi Development Authority** and **Mississippi Main Street** provides similar economic development support. Clarksdale will work with the Mississippi Development Authority and Mississippi Main Street to identify new investment opportunities through the location of new industry on assessed brownfield properties, advertisement of properties available for development, and identification of potential leveraging resources.
- **USDA Rural Development Program** provides funding and economic development support.

c. Partnerships with Community Organizations

i. Community Organizations Description & Role: Clarksdale has reached out to local and state community organizations and has received substantial support. Organizations that have made commitments (See Commitment Letters) to assisting with this project are listed below.

- **Coahoma Chamber of Commerce** –The Chamber will serve by helping to attract new businesses to locate at redeveloped brownfield sites.
- **Keep Clarksdale Beautiful (KCB)** – KCB will serve the project by being a part of the BAC and disseminating of program information through their volunteer networks.
- **Macedonia Apostolic Church of the Living God** – Commits to providing support by providing assistance with community outreach and serving on the BAC.
- **Clarksdale Rotary Club** – Will serve the project by being a part of the BAC and disseminating information through their support and volunteer networks.
- **Revitalize Clarksdale** – Is a non-profit organization dedicated to the revitalization of Clarksdale and will serve the project by being a part of the BAC.

ii. Letters of Commitment: Letters of Commitment have been provided by the organizations listed above as an attachment to this application.

d. Partnerships with Workforce Development Programs:

Coahoma Community College's Workforce Development Center, located in Clarksdale, provides training for new businesses coming into the county. The Center pledges to provide training as needed for businesses willing to move into redeveloped brownfield sites and also pledges to sit on the BAC. **Mississippi State University's Extension Office for Continuing Education** provides vocational training that could be geared towards future industry locating in the region as a result of the assessment activities that take place. Programs include safety and environmental training (i.e. lead, asbestos), professional development courses and online GED programs. These will likely be related directly to cleanup activities that are anticipated to take place or future employment opportunities. Clarksdale will work with residents and businesses to connect them with these programs to help provide an avenue for employing the available local workforce.

4. PROJECT BENEFITS

On p. 8, we mentioned redevelopment strategies for the former **Rankin Oil Company** and **W.C. Handy Historic Marker** brownfield properties along Blues Alley, the **3rd Street Power Plant**, and **several brownfields along the major corridors** of our city. Assuming these properties are assessed using the \$300,000 EPA Brownfield Assessment Grant, the following benefits could be reasonably realized:

a. Welfare, Environmental, and Public Health Benefits: The residents in the **18th Street Neighborhood** and **Brickyard Area** could see their property values increase as much as 5%, and as many as 30 residents could find jobs created from redevelopment.²⁴ The redevelopment of a portion of the **3rd Street Power Plant** into an amphitheater and securing the **Triangle Property** would create 2.0 acres of greenspace and provide recreational opportunities that could reduce the Years of Potential Life Lost (quantified on p. 5) for these residents. Successful assessment, remediation, and redevelopment of existing brownfield properties will attract new businesses and increase the local tax base, which will lead to a significant boost to the economy while providing local jobs and decreased unemployment rates. Additionally, the successful assessment of brownfields will contribute to mitigating and identifying environmental causes of health concerns.

b. Economic and Community Benefits: Assessments under this grant will give Clarksdale the ability to leverage as much as \$2.8M in total investment²⁶ including the redevelopment of several brownfield properties throughout the region. The assessment activities will lower upfront risk and provide the ability for developers and the City to utilize various financial tools such as local, state, and federal tax incentives and grants (See Table 8). The resulting redevelopment projects will increase the value of property and generate additional tax revenue. With as many as 30 jobs being created²⁶, the City anticipates a modest lowering of the unemployment rate by 0.01% and nudging the poverty rates for all three target areas lower. Since the **Metso Minerals brownfield property** is still viable, the City believes that a BFPP will want to reuse the facility & trained workforce. If an operation ½ the size and economic output, due diligence through the grant could likely result in 35 jobs returned to the area (½ the 70 employed previously by Metso) and a positive economic impact, increasing tax revenue and the median family income for workers living in the three target areas.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings: Clarksdale has not had any adverse audit findings and has no past instances of any adverse audit findings from an OMB Circular A-133 audit.

b. Programmatic Capability: Mac Crank, Economic Development Director (EDD) for the City will serve as Project Manager. Mr. Crank has been in marketing for over 40 years working in AAAA advertising agencies, a bank holding company, municipal governments, and independently. He specialized in banking and finance accounts, tourism and municipal governments. In Clarksdale, he directs the City's revitalization effort, focusing on the downtown. He set in motion several incentive

²⁴ NorthEast-MidWest Institute Digest Report, Brownfields Policy Research, Volume 1, Number 3, August 15, 2008.

FY 2017 Assessment Grant Application
City of Clarksdale, Mississippi

programs to encourage private investment to renovate deserted buildings, create new amenities and restore the downtown to its place as the cultural and civic center of the community. Mayor Bill Lockett will work closely with Mr. Crank on strategic direction, grant financial management, and serve as the “local champion” for brownfield redevelopment. He is a member of The Mississippi Bar and The Tennessee Bar. He served on the Executive Council of the Association of Defense Trial Attorneys, the Board of Directors of the Mississippi Hospitality & Restaurant Association, and the North Mississippi Advisory Board for Regions Bank. As Mayor of Clarksdale, he has responsibility over all grants and financing for the city. Mayor Lockett has 20 years of experience working in municipal governments. His legal experience is a plus given the regulatory nature of brownfield redevelopment and liability. Clarksdale’s experience, the partnerships, and the contracted environmental consultant will ensure the timely and effective expenditure of funds and completion of all terms, conditions, and requirements of the project and grant.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes: Clarksdale plans to track, measure and evaluate project progress using the following outputs and outcomes in Table 9.

| Table 9 | |
|---|--|
| Program Outputs | Program Outcomes |
| # of Phase I Site Assessments | # Jobs Created |
| # of Phase II Site Assessments | \$ Leveraged from economic reuse of sites |
| # of Cleanup, ABCA, & Re-use Plans | # Acres Ready for Reuse |
| # of Community Meetings Held | # Acres of greenspace created |
| # of Sites on Brownfield Inventory List | % Reduction in Cumulative Risk (using MDEQ Risk-Evaluation Procedures) for sites that are remediated (site risk before vs. site(s) risk after remediation) using MDEQ Methods. |
| # Area-wide Plans Developed | % Change (Increase/Decrease) in private investment coupled with state tax incentives for redevelopment projects on assessed or remediated properties |

d. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: For all the Federal and Non-Federal Assistance Agreements listed below, the City complied with all terms, conditions, work plans, and reporting requirements.

| Table 10 | | |
|--|--------------------------|--|
| Program | Amount | Purpose/Accomplishments/Compliance/Outputs |
| MDOT/DRA | \$1.5M Complete | To expand the Delta Blues Museum with <u>7,300 sq. ft. expansion (output)</u> . Complied with work plan, schedule and terms and conditions. |
| US Department of Housing and Urban Development | \$3M Complete | To install sewer treatment plant improvements. Complied with work plan, schedule and terms and conditions. <u>Output: 200 tons of dry sludge were removed from the facility.</u> |
| MDEQ/Coahoma Co. (2015) | \$46,800 Annual Grant | To add new community recycling bins to existing recycling program in 2015. Complied with work plan, schedule and terms and conditions. <u>Output: 2 new bins</u> |
| Walton Foundation | \$150,000 Complete | Remove dilapidated houses within City limits. Complied with work plan, schedule and terms and conditions. <u>Output – 60 demolished houses removed.</u> |
| MDOT | \$532,000 Continues | Installation of Cultural Heritage Walking Trail with ADA-compliant ramps, sidewalks, etc. Complied with work plan, schedule and terms and conditions. <u>Output – 1.25 miles of walking trail.</u> |

Regional Priorities Form/Other Factors Checklist

Name of Applicant: Clarksdale, Mississippi

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Assistance to Communities That Have Limited In-House Capacity to Manage Brownfields Projects

Page Number(s): _____

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

| Other Factor | | Page # |
|---|---|---------------------|
| <i>None of the Other Factors are applicable.</i> | | |
| Community population is 10,000 or less. | | |
| Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | | |
| Target brownfield sites are impacted by mine-scarred land. | | |
| Project is primarily focusing on Phase II assessments. | X | p. 10, Sec. 2(b)(i) |
| Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | X | p. 11, Sec. 2(c) |
| Recent natural disaster(s) (2012 or later) occurred within community, causing significant community economic and environmental distress. | X | p. 6, Sec 1(c)(i) |
| Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. | X | p. 6, Sec 1(c)(i) |
| Applicant is one of the 24 recipients, or a core partner/implementation strategy | | |

| | | |
|--|--|--|
| party, of a “manufacturing community” designation provided by the Economic | | |
|--|--|--|

| | |
|--|--|
| Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties. | |
| Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation. | |
| Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant. | |

Attachment 2

Letter from State



STATE OF MISSISSIPPI
PHIL BRYANT
GOVERNOR
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
GARY C. RIKARD, EXECUTIVE DIRECTOR

November 17, 2016

Mayor Bill Luckett
City of Clarksdale
121 Sunflower Avenue
Clarksdale, MS 38614

RE: EPA Brownfield Grant Application Acknowledgement
City of Clarksdale, Mississippi

Dear Mayor Luckett:

The Mississippi Department of Environmental Quality (MDEQ) hereby acknowledges the City's plans to conduct brownfield activities and plans to apply for federal grant funds through the United States Environmental Protection Agency's (EPA) Brownfields initiative. Since many brownfields are abandoned, underutilized, and contaminated, MDEQ is expressly interested in seeing entities like the City take the initiative to assess, remediate, and return these sites to productive uses. These efforts are consistent with our mission to safeguard the health, safety, and welfare of present and future generations of Mississippians. We look forward to our continued role in the City's Brownfield Initiative and are available to assist you at any time. Should you have any questions or comments concerning this matter, please contact me at (601) 961-5731.

Sincerely,

A handwritten signature in blue ink that reads "William McKercher".

William McKercher
Brownfield Program Coordinator

cc: M.A. Crank, City of Clarksdale (via email)
Barbara Alfano, US EPA Region 4

**Attachments for
Narrative Proposal**

Melinda L. McGrath
Deputy Executive Director/
Chief Engineer

Brenda Znachko
Deputy Executive Director/
Administration



Larry L. "Butch" Brown
Executive Director

Steven K. Edwards
Director
Office of Intermodal Plannir

Willie Huff
Director
Office of Enforcement

P. O. Box 1850 : Jackson, Mississippi 39215-1850 / Telephone (601) 359-7001 / FAX (601) 359-7110 / GoMDOT.com

August 19, 2010

Mr. Henry Espy, Mayor
City of Clarksdale
P.O. Box 940
Clarksdale, MS 38614

SUBJECT: City of Clarksdale Transportation Enhancement Project

Dear Mayor Espy:

We are pleased to inform you that the Mississippi Transportation Commission approved your request for up to \$530,000.00 in Federal Transportation Enhancement funds for your submitted project. This funding will require a local match of 20% of the total project cost. We look forward to working with you on this project and believe it will enrich your community greatly.

Please note that this approval is not an authorization to proceed to contract. You must take additional project activation steps before proceeding.

Before continuing please contact Reanna Mayoral, P.E., District 2 LPA Engineer/Coordinator (662) 563-4541, rmayoral@mdot.state.ms.us.

Sincerely,

for

Sharpie Smith, P.E.
State LPA Engineer

SS:AAJ:tbs

cc: Commissioner Bill Minor, District 1 & 2
Melinda McGrath, Deputy Executive Director, Chief Engineer, MDOT
Randy Battey, Assistant Chief Engineer, Operations, MDOT
Richard Allen, District 2 Engineer, MDOT
Reanna Mayoral, District 2 LPA Engineer, MDOT
Jackie Duckworth, Programming, MDOT
Christina Street, City of Clarksdale



STATE OF MISSISSIPPI

PHIL BRYANT, GOVERNOR

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

GARY C. RIKARD, EXECUTIVE DIRECTOR

FOR IMMEDIATE RELEASE

June 22, 2016

Contact: Robbie Wilbur

601/961-5277

MDEQ Awards Solid Waste Assistance Grant to Coahoma County

(Jackson, Miss.) -- The Mississippi Department of Environmental Quality (MDEQ) awarded Coahoma County a solid waste assistance grant of \$10,982 that will be used by the county for its recycling program.

"The Solid Waste Assistance Grants support a variety of useful solid waste management activities for cities and counties, and this grant will assist Coahoma County's efforts in improving their management of solid waste," said Gary Rikard, MDEQ Executive Director.

Cities and counties may apply for Solid Waste Assistance Grants through the Mississippi Department of Environmental Quality. These grants are used by local communities for programs to prevent and clean up unauthorized dumps; to aid in hiring local solid waste enforcement officers; for public education efforts on solid waste disposal and recycling; and to establish programs for the collection of white goods, bulky wastes and recyclables.

Information about this grant program and other initiatives is available at

www.deq.state.ms.us/solidwaste.

###

Macedonia Apostolic Church of the Living God

210 Fairland Place • Clarksdale, MS 38614 • Pastor Doris Walker

City of Clarksdale
Mayor Bill Luckett
121 Sunflower Avenue
Clarksdale, MS 38614

RE: City of Clarksdale Brownfields Program

Dear Mayor Luckett:

Church families address more than the spiritual health of the congregation, they also focus on the quality of life in our communities. We recognise the need for initiatives like the Brownfield Grants currently being sought as having the potential to improve the quality of life for our entire community. That is why the Macedonia Apostolic Church of the Living God would like to offer its support for the City of Clarksdale's Community Wide Assessment Grant. The City has implemented a plan of action for the revitalization of our community.

The are is in need of improvement and this project will support the health and well being of the citizens of Clarksdale.

Our church and family will support this project by assisting with community outreach and will participate in whatever capacity needed.

Sincerely,



Carol Dixon

For the Macedonia Apostolic Church of the Living God



CLARKSDALE ROTARY CLUB – CLARKSDALE, MS

District 6800

P. O. Box 11

Clarksdale, MS 38614-0011

City of Clarksdale
Mayor Bill Luckett
121 Sunflower Avenue
Clarksdale, Mississippi 38614

RE: City of Clarksdale Brownfields Program

Dear Mayor Luckett:

Clarksdale Rotary Club would like to offer our strong support for the City of Clarksdale's Community-wide Assessment grant. The City of Clarksdale has implemented a plan of action for the revitalization for the City, and its residents would like to enjoy its continued success.

We understand that grant funds are necessary to assess Brownfield sites within Clarksdale and to help continue the successful redevelopment of the City. Many buildings throughout the area have been left abandon and underutilized over time. These sites jeopardize the health and prosperity of our residents and impede the revitalization of our community. Brownfields within the City have impacted the economic well being of residents in the City of Clarksdale.

The annual Brownfields grants have done much to further economic development in cities throughout the United States, and we feel the requested grant funds will have a similar impact within the City of Clarksdale. The area is in need of improvement and this project will support economic development, environmental protection and social equity not only for the City of Clarksdale but also for the entire State of Mississippi.

We would like to continue our support of the City of Clarksdale in whatever capacity needed, and will participate by supporting a brownfields redevelopment committee.

The Clarksdale Rotary Club strongly encourages the Environmental Protection Agency to approve the City of Clarksdale's grant request.

Sincerely,

A handwritten signature in black ink, appearing to read "Shelley Ritter".

Shelley Ritter
President, Clarksdale Rotary Club

CLARKSDALE REVITALIZATION, INC.

Post Office Box 909
Clarksdale, Mississippi 38614-0909

Jack Bobo, President
staff@yazoopass.com
Curtis Boschert, Board Attorney
cityattorney@cityofclarksdale.org
Chris Campos, Board Member
campos@gmail.com
Janet Coursin, Treasurer
janetcoursin@hotmail.com



John Fiser, Board Member
john@fiseragency.com
Hayden Hall, Board Member
hgrh65@gmail.com
Lela Keys, Board Member
lela4849@att.net
Emily Rodriguez, Secretary
courtadmin@cablone.net
Daniel Vassel
dvassel@cablone.net

City of Clarksdale
Mayor Bill Lockett
121 Sunflower Avenue
Clarksdale, Mississippi 38614

November 16, 2016

RE: City of Clarksdale Brownfields Program

Dear Mayor Lockett:

Clarksdale Revitalization, Inc., would like to offer our strong support for the City of Clarksdale's Community-wide Assessment grant. The City of Clarksdale has implemented a plan of action for the revitalization for the City, and its residents would like to enjoy its continued success.

Grant funds are necessary to assess brownfield sites within Clarksdale and to help continue the successful redevelopment of the City. Many buildings throughout the area have been left abandon and underutilized over time. These sites jeopardize the health and prosperity of our residents and impede the revitalization of our community and are the subject of Revitalization's focus.

The area is in need of improvement and this project will support economic development, environmental protection and social equity not only for the City of Clarksdale but also for the entire State of Mississippi.

We would like to continue our support of the City of Clarksdale in whatever capacity needed and will participate by supporting a brownfields redevelopment committee.

Sincerely,

Jack Bobo
Clarksdale Revitalization, Inc.



STATE OF MISSISSIPPI
PHIL BRYANT
GOVERNOR
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
GARY C. RIKARD, EXECUTIVE DIRECTOR

December 6, 2016

Mayor Bill Lockett
City of Clarksdale
121 Sunflower Avenue
Clarksdale, MS 38614

RE: City of Clarksdale Brownfields Project
Community Engagement Assistance

Dear Mayor Lockett:

The Office of Community Engagement (OCE) at the Mississippi Department of Environmental Quality (MDEQ) is willing to provide support for community engagement as part of the City of Clarksdale's Brownfield Assessment Grant activities. MDEQ has a long-standing working relationship with members of the neighborhood adjacent to the Red Panther Superfund Site and can bring some context related to differences between the Superfund Process and the Brownfield Program that may be necessary given the history of legacy contamination in your community.

As the Director of OCE, I am convinced that the immediate economic growth opportunities still exist in the target areas and that the Brownfield program will be a critical tool to capitalize on those opportunities. OCE pledges its support and active participation to work closely with the City, its Brownfield Advisory Committee (BAC), and community members in an effort to foster an innovative community engagement process to not only educate and inform the community on the assessment and cleanup activities funded through the grant, but also to solicit information from the community as to the best use of brownfield properties within the target areas.

We appreciate the opportunity to be involved. If we can provide further information or assistance, please feel free to contact me at 601-961-5025 or mcollier@mdeq.ms.gov.

Sincerely,

A handwritten signature in blue ink that reads "Melissa Collier".

Melissa Collier
Director, Office of Community Engagement



*Coahoma Community College
Workforce Development Center
Office of the Executive Director*

December 7, 2016

Bill Lockett
Mayor
City of Clarksdale
121 Sunflower Avenue
Clarksdale, Mississippi 38614

RE: City of Clarksdale Brownfields' Program

Dear Mayor Lockett:

Coahoma Community College's Workforce Development Center would like to extend full support for the City of Clarksdale's Community-wide Assessment grant proposal for the Clarksdale area. To my understanding, the City of Clarksdale has implemented a plan of action for the revitalization for the city and its residents would like to enjoy its continued success.

We understand that grant funds are necessary to assess Brownfields' sites within Clarksdale and to help continue the successful redevelopment of the City. Many buildings throughout the area have been left abandoned and underutilized over time. These sites jeopardize the health and prosperity of our residents and impede the revitalization of our community. Brownfields within the city have impacted the economic well-being of residents in the City of Clarksdale.

The annual Brownfields' grants have done much to further economic development in cities throughout the United States, and we feel the requested grant funds will have a similar impact within the City of Clarksdale. The area is in need of improvement and this project will bolster economic development, environmental protection and social equity not only for the City of Clarksdale, but also for the entire State of Mississippi.

The goal of the Workforce Development Center is to provide workforce education to the citizens of Bolivar, Coahoma, Quitman, Tallahatchie and Tunica Counties by giving them the skills needed to be more productive as well as afford an improved quality of life, and to provide the employers of our area a better trained and educated workforce. We would like to continue our support of the City of Clarksdale in whatever capacity needed, and will participate by serving on a Brownfields' Redevelopment committee.

Coahoma Community College's Workforce Development Center strongly encourages the Environmental Protection Agency to approve the City of Clarksdale's grant request.

If we can provide further information or assistance, please feel free to contact me at 662-621-4304.

Sincerely,

Steven R. Jossell



City of Clarksdale
Mayor Bill Luckett
121 Sunflower Avenue
Clarksdale, Mississippi 38614

RE: City of Clarksdale Brownfields Program

Dear Mayor Luckett:

Keep Clarksdale Beautiful, an affiliate of Keep America Beautiful, would like to offer our strong support for the City of Clarksdale's Community-wide Assessment grant. The City of Clarksdale has implemented a plan of action for the revitalization for the City, and its residents would like to enjoy its continued success.

Grant funds are necessary to assess brownfield sites within Clarksdale and to help continue the successful redevelopment of the City. Many buildings throughout the area have been left abandon and underutilized over time. These sites jeopardize the health and prosperity of our residents and impede the revitalization and beautification of our community.

The area is in need of improvement and this project will support economic development, environmental protection and social equity not only for the City of Clarksdale but also for the entire State of Mississippi.

We would like to continue our support of the City of Clarksdale by disseminating program information through our support and volunteer networks and participating on the Brownfield Committee.

Sincerely,

A handwritten signature in blue ink, appearing to read "Merle Agnew", is written over a circular blue stamp.

Merle Agnew
Keep Clarksdale Beautiful





Coahoma County

BOARD OF SUPERVISORS

November 18, 2016

City of Clarksdale, MS
Mayor Bill Luckett
121 Sunflower Avenue
Clarksdale, Mississippi 38614

Paul Pearson, District 1
President

Pat Davis, District 2

Derrell Washington, District 3

Johnny Newson, District 4

Vice President

Will Young, District 5

Daniel Vassel

County Administrator

Tom T Ross, Jr.

Board Attorney

The Coahoma County Board of Supervisors would like to offer our strong support for the City of Clarksdale's Community-wide Assessment grant proposal for the area targeted for revitalization. The City of Clarksdale has implemented a plan of action for the revitalization for the city and its residents would like to enjoy its continued success.

We understand that grant funds are necessary to assess Brownfields sites within Clarksdale and to help continue the successful redevelopment of the City. Many buildings throughout the area have been left abandon and underutilized over time. These sites jeopardize the health and prosperity of our residents and impede the revitalization of our community. Brownfields within the city have impacted the economic well-being of residents in the City of Clarksdale.

The annual Brownfields grants have done much to further economic development in cities throughout the United States, and we feel the requested grant funds will have a similar impact within the City of Clarksdale. The area is in need of improvement and this project will support economic development, environmental protection and social equity not only for the City of Clarksdale but also for the entire State of Mississippi.

The Coahoma County Board of Supervisors has had a long lasting relationship with the City of Clarksdale with many Economic Development and Civic Projects. We would like to continue our support of the City of Clarksdale in whatever capacity needed, and will participate by serving on a Brownfields Redevelopment Committee.

Coahoma County Board of Supervisors strongly encourages the Environmental Protection Agency to approve the City of Clarksdale's grant request. If we can provide further information or assistance, please feel free to contact me at 662-624-3028.

Respectfully Yours,



Paul Pearson, President
Coahoma County Board of Supervisors

P.O. Box 579
Clarksdale, MS 38614
662.624.3028 – office
662.624.3029 – fax
ccadmin@cableone.net



Post Office Box 908
2401 Sixth Street, Bldg. 9
Clarksdale, Mississippi 38614

THE HOUSING AUTHORITY OF THE CITY OF CLARKSDALE

Telephone: (662) 624-8030 • Fax: (662) 627-3341 • Email: ras_cha@bellsouth.net

Royal Ann Spencer
Executive Director

November 18, 2016

Mayor Bill Lockett
City of Clarksdale
121 Sunflower Avenue
Clarksdale, MS 38614

Dear Mr. Lockett:

On behalf of Clarksdale Housing Authority, we offer our support for the community-wide Brownfield Assessment Grants that the City of Clarksdale is applying for. Leaders of the City Government of Clarksdale along with the City Department Heads have worked with Clarksdale Housing Authority on many of our projects. Given our experience of working together, we know that the City will be an outstanding partner for these grants.

We understand that grant funds are necessary to assess the Brownfield sites within Clarksdale which will help continue the successful redevelopment of the City. Many buildings throughout the area have been left abandoned and underutilized over time. These sites jeopardize the health and prosperity of our residents and impede the revitalization of our community. Brownfield Grants within our City impacted the economic well being of residents in the City of Clarksdale.

We applaud the great work being done by the City of Clarksdale and offer our wholehearted support of the Brownfield Assessment Grants. Clarksdale Housing Authority will participate in this process by providing support as needed.

Sincerely,

Royal Ann Spencer
Executive Director



Mayor Bill Luckett
City of Clarksdale, MS
121 Sunflower Ave.
Clarksdale, MS 38614

Dear Mr. Luckett:

On behalf of Clarksdale Coahoma County Chamber of Commerce & Industrial Foundation, we offer our support for the community-wide Brownfield Assessment Grants that the City of Clarksdale is applying for. Leaders of the City Government of Clarksdale along with the City Department Heads have worked with Clarksdale Coahoma County Chamber of Commerce & Industrial Foundation on many of our projects. Given our experience of working together, we know that the City will be an outstanding partner for these grants.

We understand that grant funds are necessary to assess the Brownfield sites within Clarksdale which will help continue the successful redevelopment of the City. Many buildings throughout the area have been left abandoned and underutilized over time. These sites jeopardize the health and prosperity of our residents and impede the revitalization of our community. Brownfield Grants within our City have impacted the economic well being of residents in the City of Clarksdale.

We applaud the great work being done by the City of Clarksdale and offer our wholehearted support of the Brownfield Assessment Grants. Clarksdale Coahoma County Chamber of Commerce & Industrial Foundation will participate in this process by providing support as needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Hudson', with a stylized flourish at the end.

Ron Hudson
Executive Director

Chamber of Commerce & Industrial Foundation

P.O. Box 160 • Clarksdale, MS 38614 • 662-627-7337 • 662-627-1313 fax
www.clarksdale-ms.com • chamberofcommerce@clarksdale-ms.com

NORTH DELTA PLANNING AND DEVELOPMENT DISTRICT, INC.

220 POWER DRIVE • POST OFFICE BOX 1488 • BATESVILLE, MISSISSIPPI 38606

PHONE (662) 561-4100 • FAX (662) 561-4112

JAMES W. CURCIO
EXECUTIVE DIRECTOR

LORINE CADY
SECRETARY/TREASURER

JAMES B. SOWELL
PRESIDENT

VERNICE AVANT
VICE PRESIDENT

December 12, 2016

Mayor Bill Luckett
City of Clarksdale
121 Sunflower Avenue
Clarksdale, Mississippi 38614

Re: City of Clarksdale Brownfields Program

Dear Mayor Luckett:

It is my pleasure to provide a letter of support for the City of Clarksdale's Environmental Protection Agency Brownfields Community-wide Assessment grant proposal. Revitalizing downtown has been a focus for the city and residents of Clarksdale for some time.

The assessments from the Brownfields project will further the economic development in the community. The environmental impact and reduction in blight will support the city in reestablishing the downtown district. North Delta Planning & Development District pledges to support revitalization efforts in Clarksdale by helping new and existing business through our Revolving Loan Programs.

We strongly encourage the Environmental Protection Agency to fund the City of Clarksdale's application. The impact of the grant will not only improve the City of Clarksdale, but the region will benefit from the efforts.

I look forward to further working with the city and their staff to make strides in the revitalization of the City of Clarksdale. If we can provide further information or assistance, please contact me at (662) 561-4100 or by email at: jcurcio@ndpdd.com.

Sincerely,



James Curcio



Mailing Address: P.O. Box 2881 • Jackson, MS 39207
Physical Address: 1230 Raymond Road, Box 600 • Jackson, MS 39204
Telephone: (601) 965-0366 • Fax: (601) 965-0362
Website: www.mmba.us

Chief Executive Officer
Shellie Michael

BOARD OF DIRECTORS

Chairman:
Mile Walker
AT&T

Vice Chairperson:
Debra McGee
BankPlus

Secretary:
Pam Confer
Nissan North America, Inc.

Treasurer:
Michael Thomas
Systems Companies

Jean Jacobs
Entergy Corporation

Jack Thomas
Jackson Municipal Airport Authority

Mayor George Flagg
City of Vicksburg

Thomas Henry Mueller
Mississippi Power Company

Joan Branson
Ingalls Shipbuilding

Elliot Davis
DCD Construction, Inc.

Earl Byrd
Siemens Industry, Inc.

Senator Willie Simmons
Mississippi State Senate, District 13

George Broadstreet
Renasant Bank

Kelisha Garrett
Harrah's New Orleans

Andrea Hendricks
Small Business Capital Fund of MS, Inc.

Jerry Mack
Mack Transportation Service, LLC

Richard Conerly
HRD Safety

December 8, 2016

Mayor Bill Lockett
City of Clarksdale
121 Sunflower Avenue
Clarksdale, MS 38614

RE: City of Clarksdale Brownfields Project

Dear Mayor Lockett:

The Mississippi Minority Business Alliance, Inc. (MMBA) supports the efforts of the City of Clarksdale to initiate an application to the Environmental Protection Agency (EPA) for a Brownfield Assessment Grant for target areas within the City. The areas are in great need of improvement and this project will support economic development, environmental protection, and opportunities for small, minority and women-owned businesses.

MMBA was founded in 1997 as a 501(c) (3) tax-exempt nonprofit organization. It came into existence with the mission of building strong partnerships and relationships among large corporations, government agencies; and small, minority and women-owned businesses. The goal was to create and expand opportunities for small, minority and women-owned businesses, while supplying a source of qualified businesses to satisfy contract needs of government and large business entities.

MMBA pledges its support and active participation to work closely with the City, its Brownfield Advisory Committee (VBAC), and other stakeholders by serving as an advocate and providing technical assistance to minority and women-owned entrepreneurs and businesses that may wish to locate their business on a brownfield site or wish to redevelop a brownfield site.

We appreciate the opportunity to be involved. If we can provide further information or assistance, please feel free to contact me at 601-965-0366.

Sincerely,

Shellie Michael
Chief Executive Officer

cc: Mac Crank, Economic Development Director

Attachment
Threshold Documentation

**Application For A Community-wide Assessment Grant From
The US Environmental Protection Agency For
City of Clarksdale, Mississippi**

THRESHOLD CRITERIA

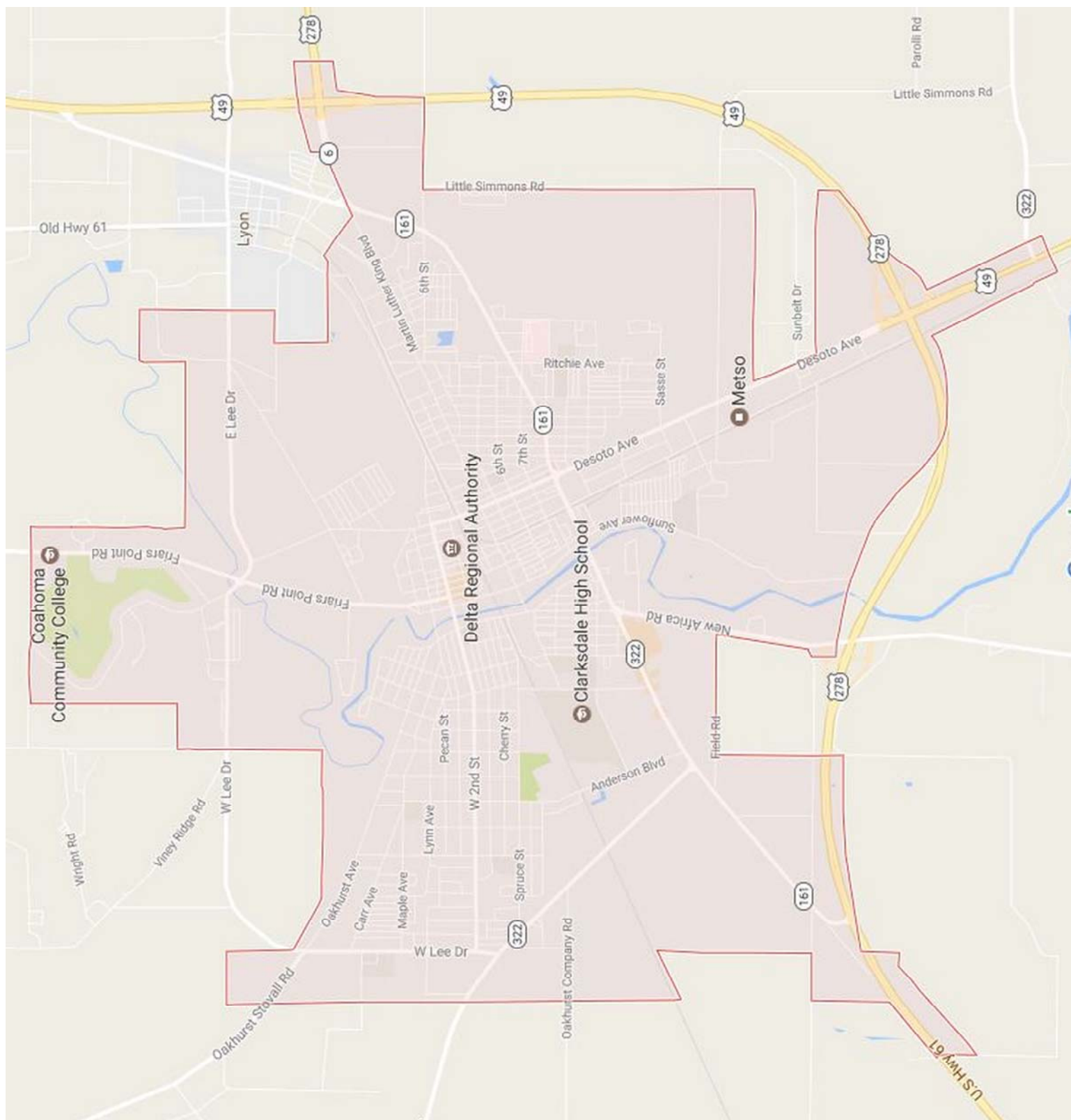
1.Applicant Eligibility: The grant applicant is the City of Clarksdale Mississippi. The City is an eligible grant applicant as it is a general purpose unit of a "Local Government" as defined under 40 CFR Part 31.

2.Letter from the State or Tribal Authority: A letter of support for this application was requested and received acknowledging and supporting the City of Clarksdale, Mississippi's grant proposal to receive EPA Brownfields Petroleum and Hazardous Assessment Grant funds to conduct community-wide assessment activities within the city's jurisdictional limits. Please see **Attachment 2**.

3.Community Involvement:

The City of Clarksdale has been involving the community since the beginning of the development of the City's brownfields program. Public outreach activities started in 2015 with a community meeting and presentation on Brownfields 101. Citizens identified 3 of the catalyst projects at that time. Clarksdale understands the importance of community involvement for the success of the EPA brownfields program. Clarksdale began involving the public through community outreach meetings to educate the public on the brownfields program and obtain input regarding the process. The City of Clarksdale plans to hold these outreach meetings to inform the public at a minimum frequency of semi-annually or quarterly depending upon the need. The City of Clarksdale also plans to notify the community and stakeholders through direct mail outs, website notifications, flyers newscasts, and newspaper announcements. The City of Clarksdale also plans to involve the community through providing announcements at other scheduled meetings as held by government partners, and community-based organizations. Other stakeholders notified to participate in the program include realtors, developers, and lending institutions.

4.Site Eligibility and Property Ownership Eligibility: This is a community-wide assessment grant. As such, this section is not applicable.



Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/16/2016

4. Applicant Identifier:

City of Clarksdale, Mississippi

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Clarksdale, Mississippi

* b. Employer/Taxpayer Identification Number (EIN/TIN):

64-6000245

* c. Organizational DUNS:

6034933880000

d. Address:

* Street1:

121 Sunflower Avenue

Street2:

* City:

Clarksdale

County/Parish:

* State:

MS: Mississippi

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

US: 38614

e. Organizational Unit:

Department Name:

Economic Development Dept.

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Malcolm

Middle Name:

* Last Name:

Crank

Suffix:

Title:

Economic Development Director

Organizational Affiliation:

City of Clarksdale, Mississippi

* Telephone Number:

6626218101

Fax Number:

* Email:

development@cityofclarksdale.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-Clarksdale Map.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Clarksdale, Mississippi Brownfields Community-wide Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

2

* b. Program/Project

2

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2017

* b. End Date:

09/30/2020

18. Estimated Funding (\$):

| | |
|---------------------|------------|
| * a. Federal | 300,000.00 |
| * b. Applicant | 0.00 |
| * c. State | 0.00 |
| * d. Local | 0.00 |
| * e. Other | 0.00 |
| * f. Program Income | 0.00 |
| * g. TOTAL | 300,000.00 |

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Malcolm

Middle Name:

* Last Name:

Crank

Suffix:

* Title:

Economic Development Director

* Telephone Number:

6626218101

Fax Number:

* Email:

development@cityofclarksdale.org

* Signature of Authorized Representative:

Malcolm A Crank

* Date Signed:

12/16/2016